STATE OF SOUTH CAROLINA FILED COUNTY OF GREEN STLLE CO. S. C.

MORTGAGE OF REAL ESTATE

Singsonville S.C. 29681

JAN 22 3 58 PH 181

TO ALL WHOM THESE PRESENTS MAY CONCERN:

800x 1530 PAGE 706

DONNIE S. TANKERSLEY WHEREAS, LARRY M. HARDEN

(hereinafter referred to as Mortgagor) is well and truly Indebted unto THE PALMETTO BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100---
Dollars 188, 500.00 ) due and payable

as per note executed this date.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL. MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$2.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the seating and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caroline, County of Greenville,

ALL that lot of land with the buildings and improvements thereon situate on the south side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 259 on Plat of Section III of Westwood Subdivision, recorded in the R.M.C. Office for Greenville, South Carolina, in Plat book 4-N, Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sellwood Circle at the joint corner of Lots 258 and 259, and runs thence along the line of Lot 258, S. 8-18 W. 109.8 feet to an iron pin; thence along the line of Lots 287 and 286 S. 70-32 W. 143 feet to an iron pin; thence along the line of Lot 283 N. 3-31 W. 72.2 feet to an iron pin; thence along the line of Lot 282 N. 10-40 W. 5 feet to an iron pin; thence along the line of Lot 260 N. 51-02 E. 143.9 feet to an iron pin on the south side of Sellwood Circle; thence with the curve of Sellwood Circle (the chord being S. 76-33 E. 45 feet) to the beginning corner.

THIS is the same property conveyed to the Mortgagor by Deed of Builders & Developers, Inc., recorded May 17, 1972, in Deed book 943 at page 543.

THIS mortgage is second and junior in lien to that given to the United States of America / FHA, recorded 5/17/72 in mortgage book 1233 at page 515.

Together with all and singular rights, members, herditaments, and oppurtegances to the same belonging in any way incident or appertaining, and stall the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is tawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbes the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspaver fawfully claiming the same or any part thereof.

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